

**Landowner Specific Narrative Summary  
Mark and Tappi McLeod**

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Mark and Ms. Tappi McLeod, who own one parcel totaling approximately 40 acres along the Pana to Mt. Zion segment of the Project in Christian County, Illinois. This parcel has been designated internally as A\_ILRP\_PZ\_CH\_160\_ROW. As summarized on ATXI Exhibit 2.1, as of January 12, 2015, ATXI has contacted, or attempted to contact, Mr. and Mrs. McLeod on approximately 29 occasions, including 7 in-person meetings, 4 letters, 3 phone calls, 3 emails, and 12 voicemails.

ATXI met with Ms. Marley McLeod, the McLeod's daughter, on August 6<sup>th</sup> and left the compensation package with her along with a request that Mr. and Ms. McLeod call the agent so that she could explain the compensation package. The land agent then attempted to follow up with the Mr. and Ms. McLeod on multiple occasions, leaving numerous messages and visiting the property multiple times. Since Mr. and Ms. McLeod did not respond to the agent's attempted contacts, ATXI mailed the compensation package to Mr. and Ms. McLeod on September 8<sup>th</sup>, but it was returned to ATXI. On September 18<sup>th</sup>, the land agent met with Mr. Clint McLeod, the McLeod's son and he assured the land agent that he would forward the package to this parents. Again, the land agent attempted to follow up with Mr. and Ms. McLeod and, once again, Mr. and Ms. McLeod were unresponsive. Mr. McLeod finally returned the land agent's calls on October 21<sup>st</sup>, and informed the agent that he was too busy to meet and that he was going to turn the file over to an attorney. On December 4<sup>th</sup>, ATXI received a letter of representation from Ms. Nancy Handegan.

Ms. Handegan represents seven of the parcels along the Project. For all seven parcels, Ms. Handegan has expressed concern with the terms of the easement and the amount of compensation ATXI is offering for the easements.

Ms. Handegan believes the easement language should include the AIMA, tile repair and

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abandonment language. ATXI has provided Ms. Handegan with a word version of a confidential settlement agreement to address these concerns, and after receiving her edits, responded with suggested language to address her additional concerns regarding ingress/egress and buried utility lines. ATXI believes the parties will be able to reach an agreement regarding the easement terms, however, compensation remains the main impediment to a voluntary agreement.

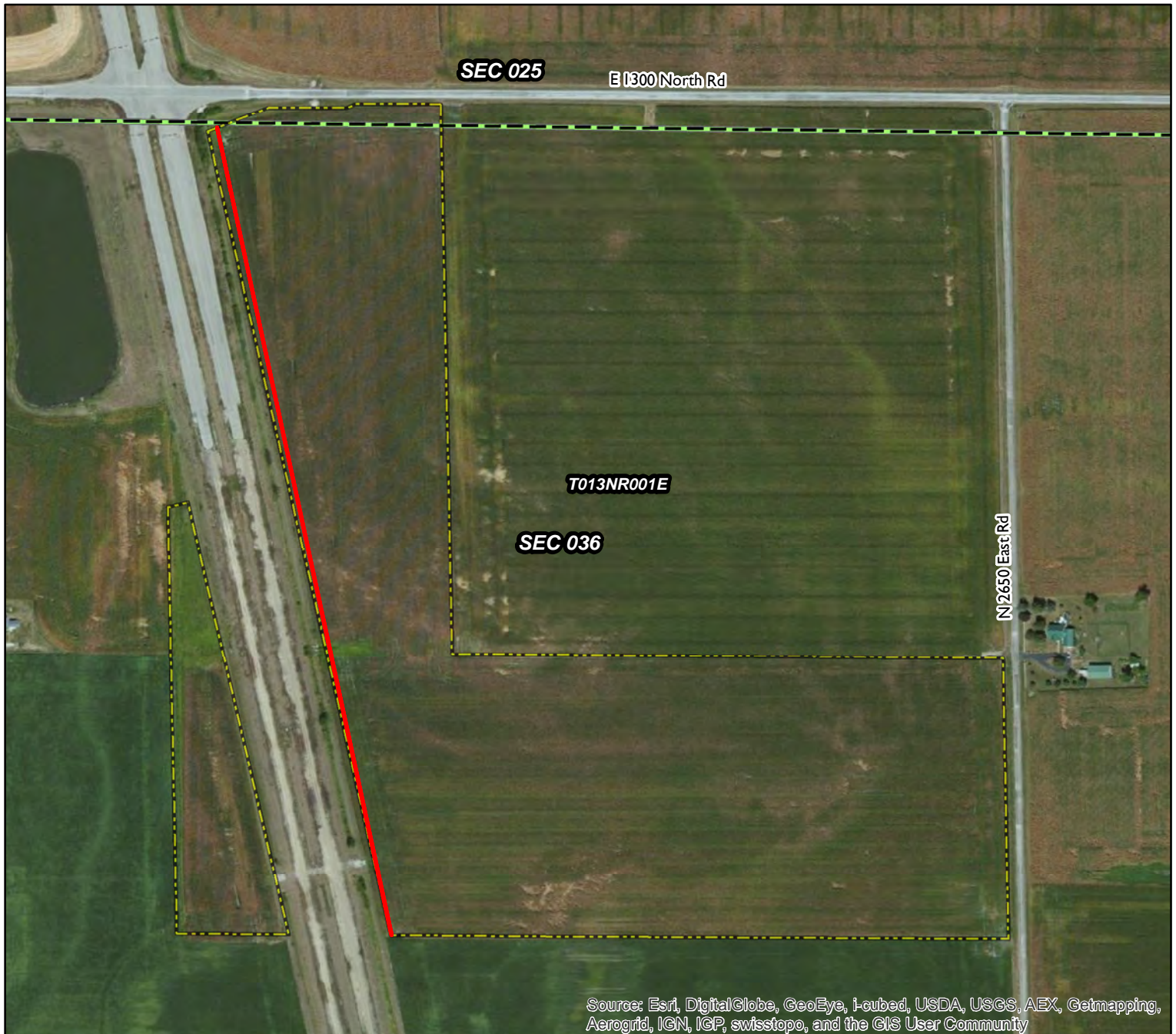
As for compensation negotiations, prior to her retention by Mr. and Ms. McLeod, Ms. Handegan initially requested 125% of the appraised value of the parcels for each of these properties because she negotiated this sum for pipeline easements. Ms. Handegan also alleged concerns with ATXI's appraisals because Christian County land values are fluid and she claimed any appraisal more than 90 days old is unacceptable. The agent responded that Ms. Handegan could have her own appraisals conducted, which would help substantiate her offer. On September 16<sup>th</sup>, Ms. Handegan increased the amount of her counteroffer to a specific dollar amount per acre. The counteroffer was not substantiated with any comparables, appraisals, or any other documentation supportive of this per acreage price. Then on December 3<sup>rd</sup>, Ms. Handegan stated that she would settle almost all the owners she is representing for 125% of ATXI's appraisal price. Despite requests from the land agent for an appraisal or comparable sales substantiating this counteroffer, Ms. Handegan has yet to provide any supportive documentation.

ATXI will continue to negotiate with Ms. Handegan regarding compensation and easement terms, however, given the delay in hiring Ms. Handegan and the disparity with respect to compensation, a voluntary agreement in the time frame supportive of this line segment's in-service date is not expected.

# Christian County, IL

Christian County, Illinois

Tax ID: 01-15-36-100-002-00



## Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts  
Tracts Section Boundary

0 120 240 480 720 Feet

Mark R. McLeod

Tract No.:A\_ILRP\_PZ\_CH\_160

Date: 7/25/2014

**Agent Checklist with Landowner**

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
  2. Initial appointment set for Dropped Compensation Packet off ☒  
8-5-14
  3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
  4. Prepare and review Acquisition documents and maps ☐
  5. Provide landowner with business card and show Ameren ID badge ☒
  6. Ask the landowner they received the 14 day letter: ☐
    - a. Ask if the landowner read 14 days letter
    - b. Does landowner have any questions regarding letter:
- 
- I have been unable to get an appointment to date 09-11-14.
- 
7. Provide/explain the purpose of the project ☐
  8. Discuss routing and how it affects landowner: ☐
    - a. Provide Fact Sheet about the project
    - b. Provide landowner copies of:
      - i. Small scale map of the project
      - ii. Sketch and description of type of facilities/structures
      - iii. Approximate location of facilities
      - iv. Option for Easement including exhibit showing length and width of the easement area
      - v. Memorandum of Option Exhibit B
  9. Make compensation offer, provide calculation sheet and explain basis of offer ☐
  10. Discuss subordination of mortgage, if applicable ☐
  11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
  12. Provide EMF brochure, if requested ☐
  13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☐
  14. Agent Name (Print and Sign) Charles J. Matern ☐

EXHIBIT "A"

A 4.129 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS PARCEL 2 IN DEED TO MARK R. McLEOD AND TAPPI E. MCLEOD, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 2014R01603 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 51 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 BEARS NORTH 80 DEGREES 56 MINUTES 10 SECONDS WEST, A DISTANCE OF 789.54 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1046265.63, E:784871.67;

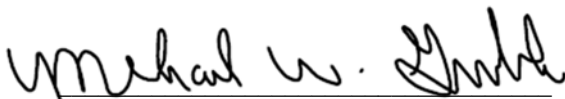
**THENCE** NORTH 69 DEGREES 39 MINUTES 52 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 96.98 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 11 DEGREES 02 MINUTES 09 SECONDS EAST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,979.67 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID NORTH 1/2, FROM WHICH A 5/8-IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF NORTHWEST 1/4 BEARS SOUTH 63 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF 1,571.71 FEET;

**THENCE** NORTH 88 DEGREES 53 MINUTES 40 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 89.61 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF SAID SOUTH LINE AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;

**THENCE** NORTH 11 DEGREES 16 MINUTES 28 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,945.17 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 179,867 SQUARE FEET OR 4.129 ACRES OF LAND, MORE OR LESS.

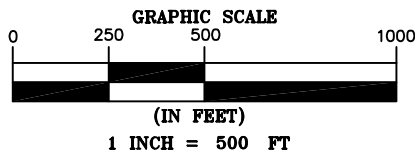
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



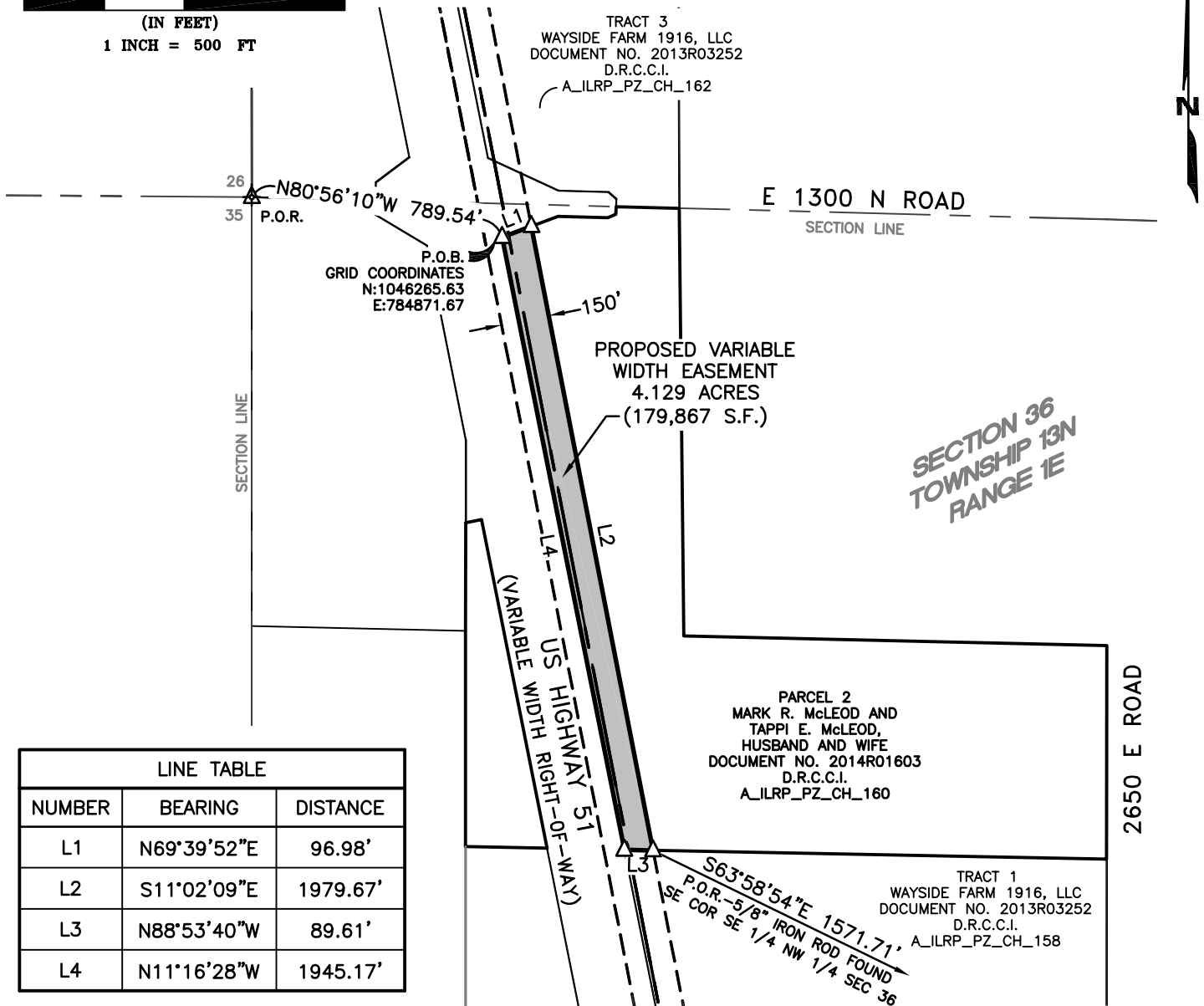
MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

DATE: 11/10/2014





## EXHIBIT "A"

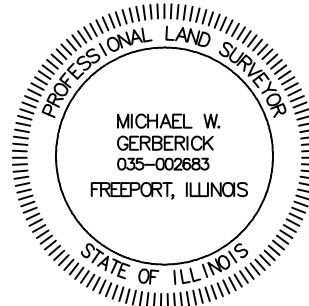


LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N69°39'52"E	96.98'
L2	S11°02'09"E	1979.67'
L3	N88°53'40"W	89.61'
L4	N11°16'28"W	1945.17'

## LEGEND

D.R.C.C.I.	DEED RECORDS CHRISTIAN COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
	RAILROAD SPIKE FOUND
	CALCULATED POINT
	TYPICAL SECTION CORNER
	SUBJECT PROPERTY LINE
	PROPERTY LINE
	PROPOSED EASEMENT CENTERLINE
	PROPOSED EASEMENT



*Michael W. Gerberick*

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PROFESSIONAL LAND SURVEYOR  
NO. 035-002683 - STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475 - STATE OF ILLINOIS

## NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS  
JOB NUMBER: 32359  
DATE: 11/10/2014  
SCALE: 1"= 500'  
TRACT ID: A\_ILRP\_PZ\_CH\_160  
DRAWN BY: LCA



150' TRANSMISSION  
LINE EASEMENT  
PANA TO MT. ZION  
SECTION 36, TOWNSHIP 13 NORTH, RANGE 1 EAST  
OF THE 3RD PRINCIPAL MERIDIAN  
CHRISTIAN COUNTY, ILLINOIS